

Crestridge Estates Homeowners Association Board Meeting
March 18th, 2025, 6:00PM – 7:00PM
Redmond Grange

Call meeting to order at 6:00 PM

All Board Members present. Quorum was met.

There was a motion to approve the December 12, 2024, meeting minutes. Motion passed unanimously.

Treasurers report

Opening balance	\$12,628.63
	(\$80.00) Grange March
	(\$118.00) PO Box
	(12.00) Bank Charge
Account balance:	12,418.63

Agenda Items:

Holding a neighborhood block party was discussed. The simple intent is to meet your neighbors and make new friends. Tara Barton and Mike Carver will organize the event details.

HOA annual insurance increased from \$800 to \$4000 annually. Four additional bids have been placed with alternative insurance companies in the hopes of reducing costs.

All Crestridge HOA member homes except for one member, are all classified as being in the highest category level of fire danger per the Oregon Wildfire map. The high fire designation may affect insurance premiums, property values, and potentially necessitate the implementation of stringent fire mitigation requirements for homeowners. Review of homeowner appeals of their wildfire map designation will be paused until after the current state legislative session concludes no later than June 29th.

In discussing next steps for a future vote to update the CCR's prior to expiration in 2027, it's the boards position we need CCR's to maintain the special unique environment of Crestridge. The board can help with continuing to solicit feedback from homeowners concerning updating the CCR's. The board can educate HOA members about county code actions that are allowed but not under CCRs, which could affect neighborhood livability.

Open Discussion:

Sending out a contact directory for all HOA members was discussed with the option for all members to opt out.

The possibility of allowing ADUs in updated CCRs was discussed. The discussion included what is allowed by the county and how to manage the exclusion of short-term rentals, and the use of non-family members of ADUs.

Bruce Barton volunteered to be on the Design Review Committee and was confirmed by the board.

Andy noted that there currently is proposed new state legislation that would require all wells to be metered.

Meeting adjourned at 7:00 PM

Executive Board Meeting

Dues ratified unanimously

New bylaws ratified unanimously

Research new options for a bank that doesn't charge a monthly fee and will provide statement was discussed

It was agreed to move the June 27th HOA meeting to the Redmond Library